



**AGENDA FOR A MEETING OF THE BOARD OF VARIANCE TO
COMMENCE AT 10:00 AM IN THE COUNCIL CHAMBER, CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC ON **WEDNESDAY,**
MAY 3, 2017**

CALL TO ORDER

ADOPTION OF MINUTES

1. Board of Variance Meeting Minutes, March 1, 2017.

APPEAL APPLICATIONS

2. **Farhad Sanai, Owner**
723 West 21st Street, North Vancouver, BC

The applicant is requesting the following six variances to the City's "Zoning Bylaw, 1995, No. 6700" for Part 5: "Residential Zone Regulations":

1. Section 509 (5) "Siting (Principal Building)" (c) be varied to reduce the required 1.524 meter (5 feet) setback from the Interior Side Lot Line to allow the 1.98 square meter (21.4 square foot) main floor addition to the Principal Building to be setback a minimum of 1.09 meter (3.6 feet) to the West Interior Side Lot Line.
2. Section 509 (4) "Height" (a) be varied to increase the maximum Height Envelope of 4.57 metres (15 feet) by 0.06 meter (0.19 feet) to allow the 1.98 square meter (21.3 square foot) main floor addition to the Principal Building have a maximum Height Envelope of 4.63 metres (15.18 feet).
3. Section 514 "Size, Shape, and Siting of Accessory Buildings" (1) "Floor Area" (a) be varied to permit the accessory garage to exceed the maximum floor area of 55.74 square metres (600 square feet) by 5.98 square metres (64.4 square feet) for a maximum floor area of 61.72 square metres (664.4 square feet).
4. Section 514 "Size, Shape, and Siting of Accessory Buildings" (2) "Height" be varied to increase the maximum accessory building height of 3.658 metres (12 feet) from the Building Grades at the Rear Lot Line by 2.152 metres (7.065 feet) to permit the accessory garage to not exceed a height of 5.81 metres (19.065 feet) from the Building Grades at the Rear Lot Line.
5. Section 514 "Size, Shape, and Siting of Accessory Buildings" (4) "Siting" be varied from requiring the Accessory Building (garage) be sited in the rear 25% of the Lot Depth, measured from the Rear Lot Line, to permit the Accessory Building (garage) be sited in the rear 47.3% of the Lot Depth, measured from the Rear Lot Line.
6. Section 514 "Size, Shape, and Siting of Accessory Buildings" (5) (c) shall be varied to reduce the required 3.048 metres (10 feet) setback from the Accessory Building to the Principal Building on the Lot to 1.98 metres (6.5 feet) from the Accessory Building (garage) to the Principal Building (rear deck).

The appeal, if approved, would reduce the required West Interior Side Setback for the Principal Building by 0.43 meters (1.4 feet) and increase the Height Envelope by 0.06 meter (0.19 feet) to legalize the existing 1.98 square meter (21.4 square foot) main floor addition on the west side of the principal building.

The appeal, if approved, would also provide variances to allow the existing Accessory Building (garage) to be legalized while remaining 5.98 square meters (64.4 square feet) larger than the maximum size; 2.152 meters (7.065 feet) taller than the maximum height permitted; setback 22.3% farther from the rear property line than required; and have a reduced setback of 1.07 meters (3.5 feet) from the Principal Building (rear deck).

**3. Robert Blaney, Robert Blaney Design
2109 Grand Boulevard, North Vancouver, BC**

The applicant is requesting the following variances to the City's "Zoning Bylaw, 1995, No. 6700", Part 4 & 5: "Residential Zone Regulations":

1. Section 509(5) "Siting (Principal Building)" (a) be varied to reduce the required 7.62 meter (25 feet) setback from the Front Lot Line to 4.97 meter (16.3 feet) for the wall of the proposed addition to the Principal Building to the Front Lot Line (Grand Boulevard).
2. Section 410 Siting Exceptions (1) (b) (ii) be varied to permit the eaves and gutters of the proposed addition to project beyond the face of the Principal Building by 0.61 meters (2 feet) to the Front Lot Line thereby allowing the eaves and gutters on the Principal Building to be setback 4.36 meters (14.3 feet) from the Front Lot Line (Grand Boulevard).
3. Section 509 (3) "Lot Coverage" be varied to increase the maximum allowable Lot Coverage for the Principal Building by 5% to allow the Principal Building Lot Coverage to not exceed 35%.

The appeal, if approved, would allow the applicant to construct a master bedroom addition with an attached deck (facing west) to the south side of the existing dwelling and to legalize the existing unauthorized decks attached to the existing dwelling as shown on the Building Plans for BLD2017-10131.

Specifically, if approved, the appeal would reduce the required Front Lot Line setback by 2.65 meters (8.7 feet) to allow the wall of the proposed principle building addition to be 4.97 meters (16.3 feet) to the Front Lot Line (Grand Boulevard). It would also allow the eaves and gutters of the proposed principle building addition to be setback 4.36 meters (14.3 feet) from the Front Lot Line (Grand Boulevard).

Finally, if approved, the appeal would allow an additional 33.44 square meters (359.9 square feet) of Lot Coverage for the Principal Building to allow Lot Coverage for the Principal Building to not exceed 35% of the Lot area.

ANY OTHER BUSINESS

ADJOURN